

# MEMORANDUM

Agenda Item No. 4(D)

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**TO:** Honorable Chairperson Barbara Carey-Shuler, Ed.D  
and Members, Board of County Commissioners

**DATE:** June 22, 2004

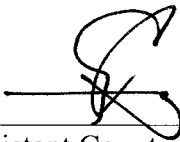
**FROM:** George M. Burgess  
County Manager



**SUBJECT:** Class IV Permit Application  
By Homestead-Miami Speedway, LCC, to  
Impact 60 Acres of Wetlands for  
Commercial Use

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Attached, please find for your consideration an application by Homestead-Miami Speedway, LLC for a Class IV Wetland Permit. Also, attached is the recommendation of the Director of the Department of Environmental Resources Management and a Resolution approving the aforesaid application.



Assistant County Manager

# MEMORANDUM

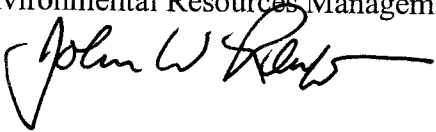
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**TO:** George M. Burgess  
County Manager

**DATE:** May 26, 2004

**FROM:** John W. Renfrow, P.E., Director  
Environmental Resources Management

**SUBJECT:** Class IV Permit Application  
By Homestead-Miami  
Speedway, LCC, to Impact  
60 Acres of Wetlands for  
Commercial Use



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## RECOMMENDATION

I have reviewed the application from Homestead-Miami Speedway, LLC for a Class IV Wetland Permit. Based upon the applicable evaluation factors set forth in Section 24-58.3 of the Code of Miami-Dade County, I recommend that the Board of County Commissioners approve the aforesaid application for the reasons set forth below.

## BACKGROUND

The subject Class IV Permit application involves the proposed filling of 60 acres of jurisdictional wetlands in the South Dade Wetlands Basin for commercial use, specifically, an overflow parking area for the Homestead-Miami Speedway. The subject property is located north of Southwest 336<sup>th</sup> Street, between Southwest 132<sup>nd</sup> Avenue and Southwest 142<sup>nd</sup> Avenue in Sections 22 and 23, Township 57 South, Range 39 East. The subject wetland properties are located outside the Urban Development Boundary designated by the Miami-Dade County Comprehensive Development Master Plan, but within the 2015 expansion area. The wetland areas consist of 60 acres of seasonal agricultural land.

The subject properties are considered jurisdictional under the Code of Miami-Dade County, Florida. However, wetland sites that have had agricultural activities, such as row crops, occurring on them continually from a time prior to the implementation of the County's Freshwater Wetlands Protection Ordinance (September 16, 1983), are not required to mitigate for wetland impacts. The subject properties have undergone this continual disturbance and alteration as a result of agricultural activities, therefore, mitigation is not required for the proposed filling.

The proposed project has been designed in accordance with all relevant Miami-Dade County wetland criteria and is consistent with all other Miami-Dade County wetland protection provisions. Please find attached a Project Report from the DERM Wetland and Forest Resources Section, which outlines in more detail the reasons the project is recommended for approval by DERM pursuant to the applicable evaluations factors set forth in Section 24-58.3 of the Code of Miami-Dade County, Florida. The conditions, limitations, and restrictions set forth in the Project Report attached hereto are incorporated herein by reference.

**Attachments**

- Attachment A: Class IV Permit Application
- Attachment B: Letter from Property Owner  
Engineer's Certification Letter
- Attachment C: Planning and Zoning Approval Letter  
Adjacent Property Owners List
- Attachment D: DERM Water Control's Cut and Fill Approval
- Attachment E: Project Report



# MEMORANDUM

(Revised)

**TO:** Hon. Chairperson Barbara Carey-Shuler, Ed.D.  
and Members, Board of County Commissioners

**DATE:** June 22, 2004

**FROM:** Robert A. Ginsburg  
County Attorney

**SUBJECT:** Agenda Item No. 4(D)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☒ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 4(D)  
6-22-04

RESOLUTION NO. \_\_\_\_\_

RESOLUTION RELATING TO AN APPLICATION BY HOMESTEAD-MIAMI SPEEDWAY, LLC, FOR A CLASS IV PERMIT TO IMPACT SIXTY (60) ACRES OF WETLANDS FOR COMMERCIAL USE BETWEEN SOUTHWEST 132<sup>ND</sup> AVENUE AND SOUTHWEST 142<sup>ND</sup> AVENUE NORTH OF SOUTHWEST 336<sup>TH</sup> STREET IN SECTIONS 22 AND 23, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA IN THE SOUTH DADE WETLANDS BASIN.

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board having considered all the applicable factors contained within Section 24-58.3 of the Code of Miami-Dade County, hereby approves the application of Homestead-Miami Speedway, LLC, for a Class IV Permit to fill 60 acres of wetlands for commercial use in Miami-Dade County, Florida, subject to the conditions set forth in the memorandum from the Director of the Miami-Dade County Department of Environmental Resources Management, a copy of which is attached hereto and made a part hereof. The issuance of this approval does not relieve the applicant from obtaining all applicable Federal, State and local permits.


The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson	
Katy Sorenson, Vice-Chairperson	
Bruno A. Barreiro	Jose "Pepe" Diaz
Betty T. Ferguson	Sally A. Heyman
Joe A. Martinez	Jimmy L. Morales
Dennis C. Moss	Dorrian D. Rolle
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 22nd day of June, 2004. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as  
to form and legal sufficiency. 

Peter S. Tell

By: \_\_\_\_\_  
Deputy Clerk

NOTICE OF PUBLIC HEARING ON AN APPLICATION BY  
HOMESTEAD-MIAMI, LLC, FOR A CLASS IV PERMIT TO  
IMPACT 60 ACRES OF WETLANDS FOR COMMERCIAL USE  
BETWEEN SOUTHWEST 132<sup>ND</sup> AVENUE AND SOUTHWEST  
142<sup>ND</sup> AVENUE, NORTH OF SOUTHWEST 336<sup>TH</sup> STREET IN  
SECTIONS 22 AND 23, TOWNSHIP 57 SOUTH, RANGE 39 EAST,  
MIAMI-DADE COUNTY, FLORIDA IN THE SOUTH DADE  
WETLAND BASIN.

BOARD OF COUNTY COMMISSIONERS  
MIAMI-DADE COUNTY, FLORIDA

NOTICE IS HEREBY GIVEN pursuant to Section 24-58 of the Code of Miami-Dade County that the Board of County Commissioners of Miami-Dade County will hold and conduct a Public Hearing on a request by Homestead-Miami Speedway, LLC, for a Class IV Permit to impact 60 acres of wetlands for commercial use, specifically an overflow parking lot for the Homestead-Miami Speedway. Such Public Hearing will be held on the      day of      , 2004, at      o'clock, at the County Commission Chambers on the 2nd Floor of the Stephen P. Clark Center in Miami, Florida.

Plans and details concerning the work requested in the application may be reviewed by interested persons at the office of the Miami-Dade County Department of Environmental Resource Management, 4th Floor, 33 S.W. 2nd Avenue, Miami, Florida, 33130.

Oral statements will be heard and appropriate records made. For accuracy of records, all important facts and arguments should be prepared in writing in triplicate, with two copies being submitted to the Deputy Clerk of the County Commission at the hearing or mailed to her beforehand (Kay Sullivan, Deputy Clerk), 111 N.W. 1st Street, Stephen P. Clark Center, Suite

17-202, Miami, Florida 33128; and with one copy being submitted beforehand to the Miami-Dade County Department of Environmental Resources Management, 33 S.W. 2nd Avenue, Miami, Florida, 33130.

A person who decides to appeal any decision made by any Board, Agency, or Commission with respect to any matter considered at its meeting or hearing, will need a record of proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

BOARD OF COUNTY COMMISSIONERS  
MIAMI-DADE COUNTY, FLORIDA

HARVEY RUVIN, CLERK

BY:  
Kay Sullivan, Deputy Clerk



# ATTACHMENT A

Class IV Wetland Permit Application

Permit Plans

4-2-2004FW 00-104

**CLASS IV FRESHWATER WETLANDS APPLICATION  
DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT**

**CORPS APPLICATION NUMBER**

(official use only)

Exempt

**DER APPLICATION NUMBER**

(official use only)

SFWMD ERP Mod. 13-00711-S

**1. APPLICANT'S NAME AND ADDRESS**

Homestead-Miami Speedway, LLC

NAME

One Speedway Boulevard

STREET

Homestead

Florida

33035

CITY

STATE

ZIP

TELEPHONE NUMBER (DAY) (305)230-5200

(FAX) (305)230-5223

**2. Name, address, zip code and title of applicant's authorized agent for permit application coordination.**

Edward A. Swakon, P.E., President  
EAS Engineering, Inc.  
55 Almeria Avenue  
Coral Gables, Florida 33134

Telephone (305) 445-5553

Fax (305)444-2112

**3. LOCATION WHERE PROPOSED ACTIVITY EXISTS OR WILL OCCUR.**

SW 336 St., between SW 132 &amp; 142 Ave.

22 &amp; 23

57 S

39 E

Street, road or other descriptive location

Section

Township

Range

Homestead

10-7922-001-0071, 10-7923-001-0023

Incorporated city or town

Folio Number(s)

**4. PROPOSED USE**Private Single Dwelling ☐Multi-Family Dwelling ☐Public ☐Commercial ☒Agriculture ☐Other ☐

(Please explain)

Additional 60 acres of overflow parking lot for race track.

5. DESCRIPTION OF PROJECT (use additional sheets, if necessary)

A. Excavation or Dredging: None

1. Total acreage involved \_\_\_\_\_

2. Cubic yards: Total for Project \_\_\_\_\_

A. \_\_\_\_\_ cyd.

B. Type of material to be excavated/dredged \_\_\_\_\_

C. Depth of excavated/dredged area \_\_\_\_\_

B. Fill

1. Amount of material

A. 290,400± cyd

B. Total acreage to be filled 60± ac

Total acreage of wetlands involved 60± ac

2. Type of material to be used clean lime rock

3. Source of fill material to be used commercial

C. Agriculture

1. Total area to be cleared and/or plowed \_\_\_\_\_

2. Total area to be bedded for planting \_\_\_\_\_

3. Type of agriculture to be conducted :

a. Row crops ☐ b. Grove ☐ c. Field Nursery ☐

d. Container Nursery ☐ e. Shade House Nursery ☐

f. Other (please explain) \_\_\_\_\_

4. If proposed project involves the construction of any drainage, water containment or conveyance facilities (i.e. ditches, diked areas, ponds, swales), please describe the proposed facilities:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTE: If the project involves construction of any residential, office, storage facilities or other structures or if the project involves the placement of a trailer on the property, separate approval from Dade County Building and Zoning Department (375-2500) is required.

6. DATE ACTIVITY IS PROPOSED TO COMMENCE as soon as possible

DATE ACTIVITY IS PROPOSED TO BE COMPLETED October 15, 2004

7. PREVIOUS PERMITS FOR THIS PROJECT (OR ANY PART THEREOF) HAVE BEEN:

	DER #	Corps #
A. Denied (date) _____	_____	_____
B. Issued (date) <u>05/10/01</u>	<u>13-00711-S</u>	<u>exempt</u>
C. Other (please explain) <u>DERM FW00-104, issued on 08/06/01</u>	_____	

\* Differentiate between existing work and proposed work on the drawing.

8. ADDITIONAL ITEMS REQUIRED FOR APPLICATION SUBMITTAL. (Please note that, in addition to the information requested on this application form, there are several other items which must be submitted with your application. See instruction pamphlet for the additional information required for this application. )

9. AFFIDAVIT OF OWNERSHIP OR CONTROL of the property on which the proposed project is to be undertaken.

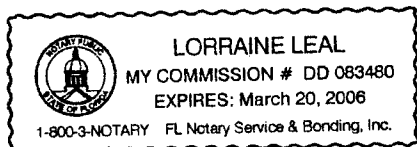
I CERTIFY THAT I AM THE RECORD OWNER, LESSEE, OR RECORD EASEMENT HOLDER OF THE PROPERTY DESCRIBED BELOW.

NOTE: Lessees must provide a signed, notarized statement from the property owner indicating that the owner has reviewed the proposed project, including all proposed plans, and has agreed to allow the proposed project to occur on his or her lands.

LEGAL DESCRIPTION OF PROPERTY SITUATED IN Miami-Dade COUNTY, FLORIDA. (Use additional sheets if necessary)

22 57 39, 57.79 AC M/L MIAMI LAND & DEV COS, PB 5-10, LOTS 15 THRU 26 LESS W & S 30 FT & LESS E 55 FT FOR R/W F/A/U 10-7922-001-0070 OR 19194-1998 062000 5.

23 57 39, 28.62 AC M/L MIAMI LAND & DEV CO SUB, PB 5-10, LOTS 21 THRU 26 LESS E & W 30 FT & LESS S 30 FT FOR R/W BLK 2 FAU 10-7923-001-0020 OR 18596-2311 0499 6 (3).



RECEIVED  
APR 02 2004

DERM  
NATURAL RESOURCES DIV

Curtis Gray, President

Signature

Homestead-Miami Speedway, LLC

Sworn and subscribed before me at Miami-Dade County,  
FL, this 29th day of March, 2004.

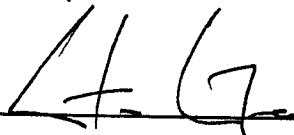
My commission expires:

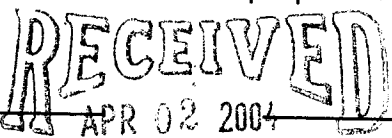
Notary Public

10. APPLICATION IS MADE FOR A PERMIT (S) TO AUTHORIZE THE ACTIVITIES DESCRIBED HEREIN.

- A. I authorize the agent listed in item # 2 to negotiate modifications or revisions, when necessary, and accept or assent to any stipulations on my behalf.
- B. I agree to provide entry to the project site for Inspectors with proper identification or documents from Dade County Department of Environmental Resources Management for the purpose of making preliminary analyses of the site. Further, I agree to provide entry to the project site for such inspectors to monitor permitted work if a permit is granted.
- C. Further, I hereby acknowledge the obligation and responsibility for obtaining all of the required state, federal or local permits before commencement of construction activities. I also understand that before commencement of this proposed project I must be granted separate permits or authorizations from the U.S. Corps of Engineers, the Department of Environmental Regulation, the Department of Natural Resources, and the South Florida Water Management District, as necessary.

I CERTIFY that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the propose activities.

  
Curtis Gray, President  
Homestead-Miami Speedway, LLC  
Signature of Applicant (s)

  
APR 02 2004  
DERM  
NATURAL RESOURCES  
Date 03-29-04

NOTE: THIS APPLICATION MUST BE SIGNED by the person(s) who desires to undertake the proposed activity or by an authorized agent. If an agent is applying on behalf of the applicant, attach proof of authority for the agent to sign and bind the applicant.

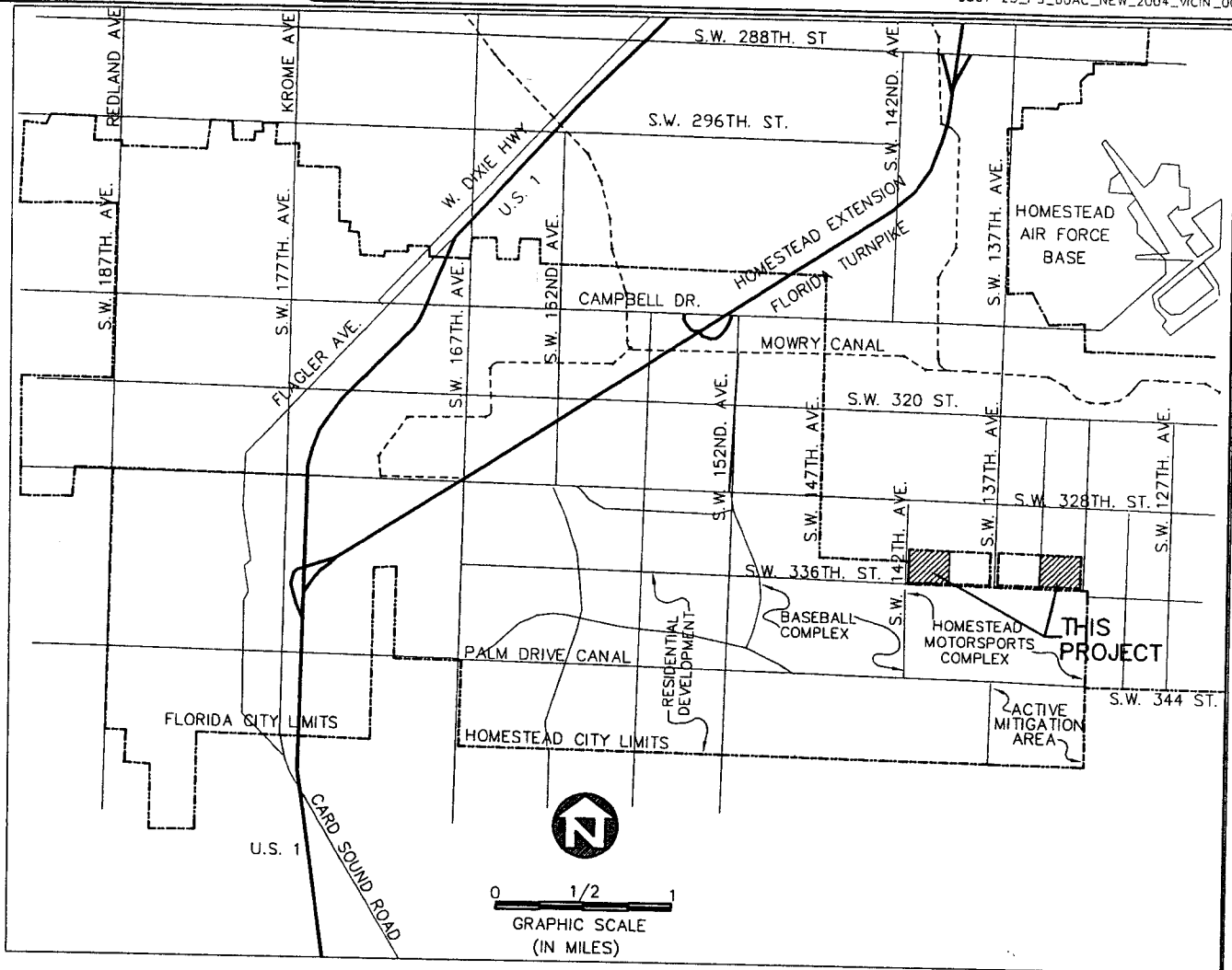
NOTICE TO PERMIT APPLICANTS

This is a Class IV Permit Application; it is NOT a Class IV Permit! You Must Obtain ALL Required Local, State, and Federal Authorizations or Permits BEFORE Commencing Work !!

For Your Information : Section 370.034, Florida Statutes, requires that all dredge and fill equipment owned, used, leased, rented or operated in the state shall be registered with the Department of Natural Resources. Before selecting your contractor or equipment you may wish to determine if this requirement has been met. For further Information contact the Chief of the Bureau of Licenses and Motorboat Registration, Tallahassee, Florida 32303. Telephone Number (904)488-1195.

REV. #	DATE & DESCRIPTION

9501-25\_PS\_60AC\_NEW\_2004\_VICIN\_001



### INDEX OF DRAWINGS

SHEET #	TITLE
1	VICINITY MAP & INDEX OF DRAWINGS
2	LOCATION MAP
3	SITE PLAN
4	SECTIONS A-A, B-B, & C-C

**RECEIVED**  
APR 02 2004

DERM  
NATURAL RESOURCES DIV

PURPOSE: VICINITY MAP AND INDEX OF DRAWINGS

DATUM: N/A

JOB #: 9501-25

EAS ENGINEERING, INC.

55 ALMERIA AVENUE CORAL GABLES 33134 (305)445-5553

COUNTY OF MIAMI-DADE

STATE OF FLORIDA

APPLICATION BY:

HOMESTEAD-MIAMI SPEEDWAY, L.L.C.

ONE SPEEDWAY BLVD.

HOMESTEAD, FLORIDA 33035

SHEET 1

DATE: 03/31/04

SECTION: 22,23

TOWNSHIP: 57

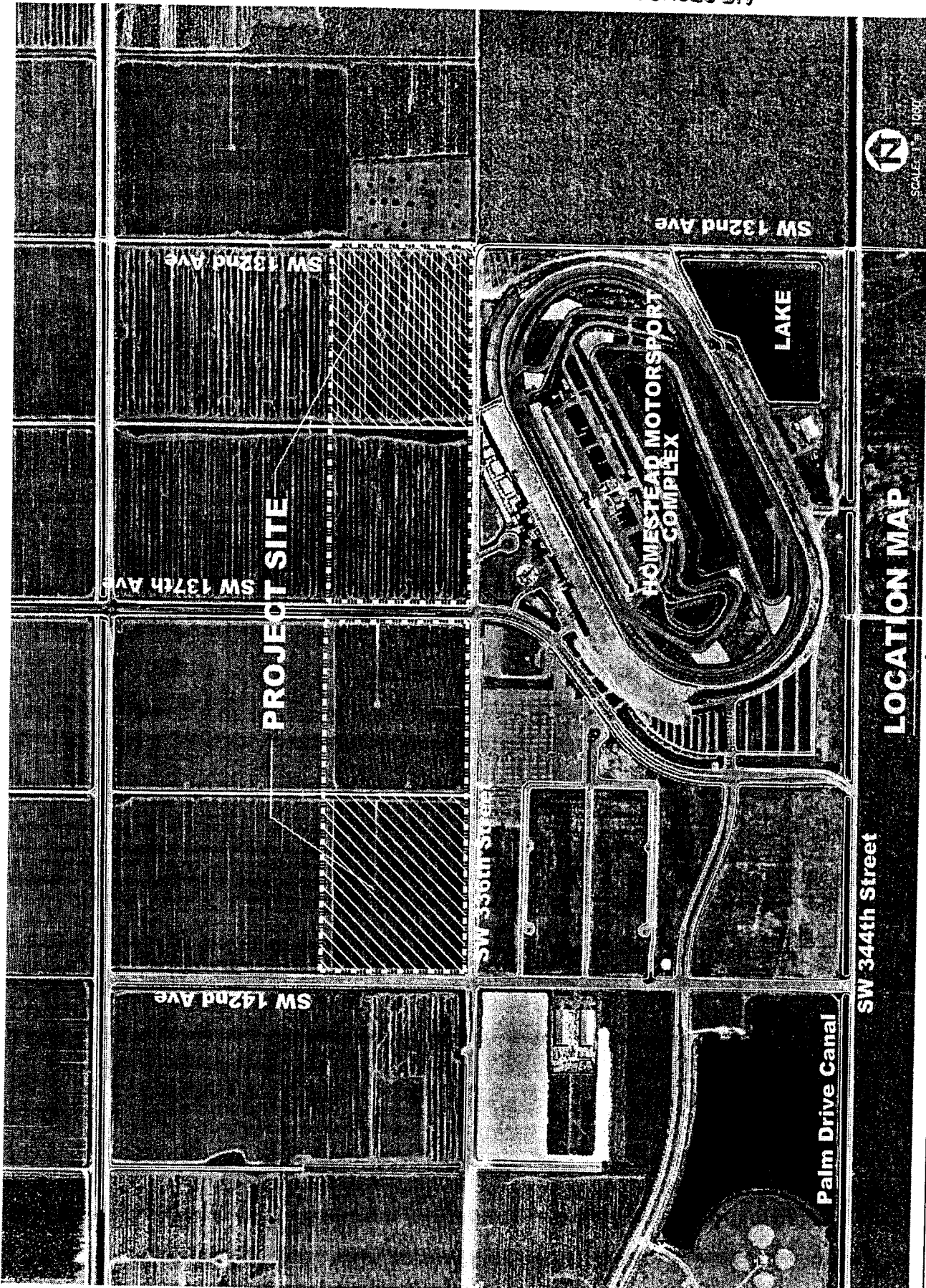
RANGE: 39

RECEIVED  
APR 02 2004

DERM

NATURAL RESOURCES DIV

REV. #	DATE & DESCRIPTION



LOCATION MAP

COUNTY OF MIAMI-DADE  
APPLICATION BY:  
HOMESTEAD-MIAMI SPEEDWAY, L.L.C.  
ONE SPEEDWAY BLVD.  
HOMESTEAD, FLORIDA 33035  
SHEET 2 DATE: 03/31/04 RANGE: 39

PURPOSE: LOCATION MAP  
DATUM: N/A  
JOB NO: 9501-25

EAS ENGINEERING, INC.

55 ALMERIA AVENUE CORAL GABLES 33134 (305)445-5553

RECEIVED

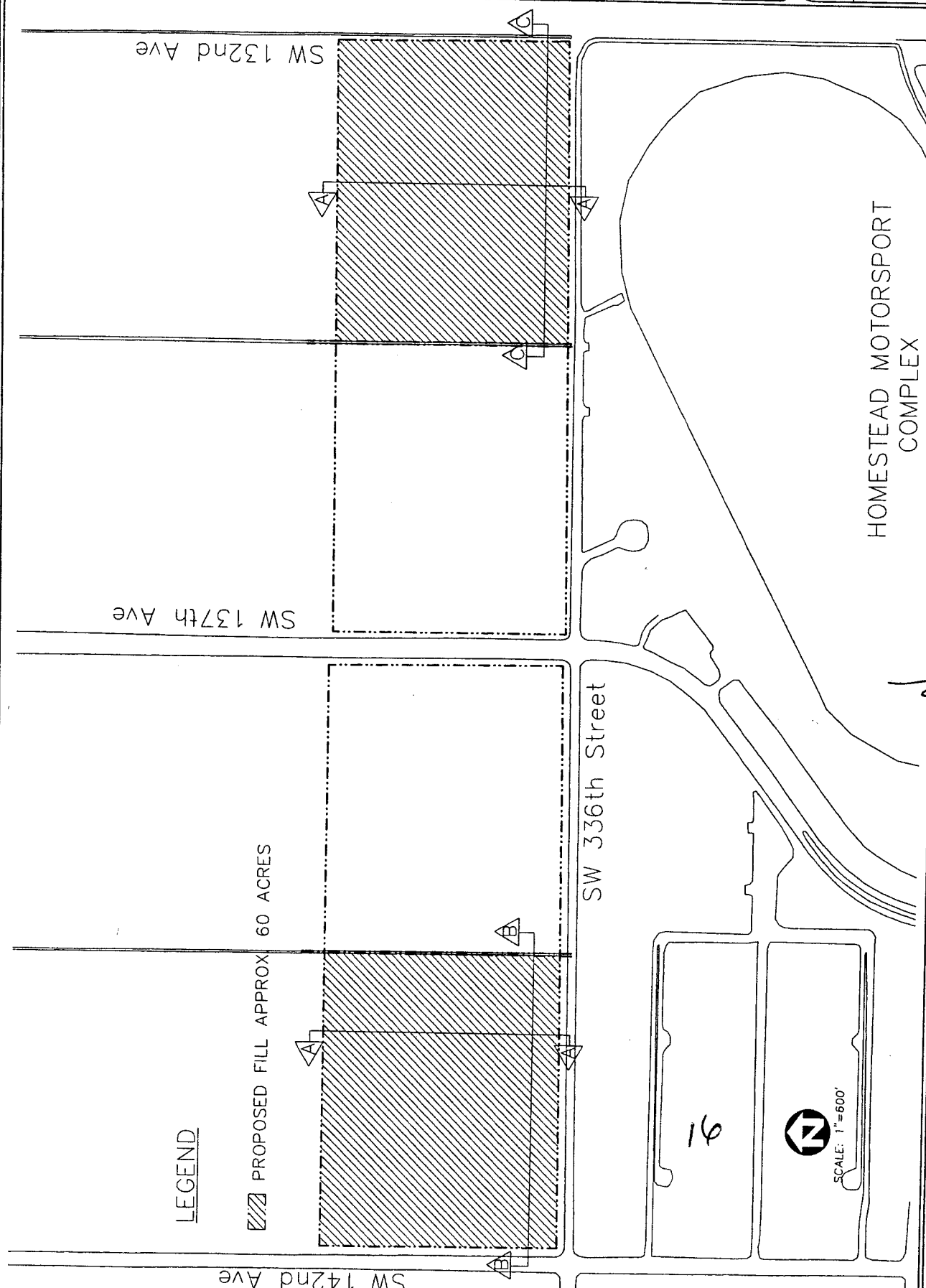
APR 02 2004

DERM  
NATURAL RESOURCES

DATE & DESCRIPTION

9501-25

PS\_60AC\_NEW\_2004\_SITE\_003



LEGEND

PROPOSED FILL APPROX. 60 ACRES

COUNTY OF MIAMI-DADE  
APPLICATION BY:  
HOMESTEAD-MIAMI SPEEDWAY, L.L.C.  
ONE SPEEDWAY BLVD.  
HOMESTEAD, FLORIDA 33035  
SHEET 3 DATE: 03/31/04 RANGE: 39

PURPOSE: SITE PLAN  
DATUM: N/A  
JOB NO: 9501-25

EAS ENGINEERING, INC.

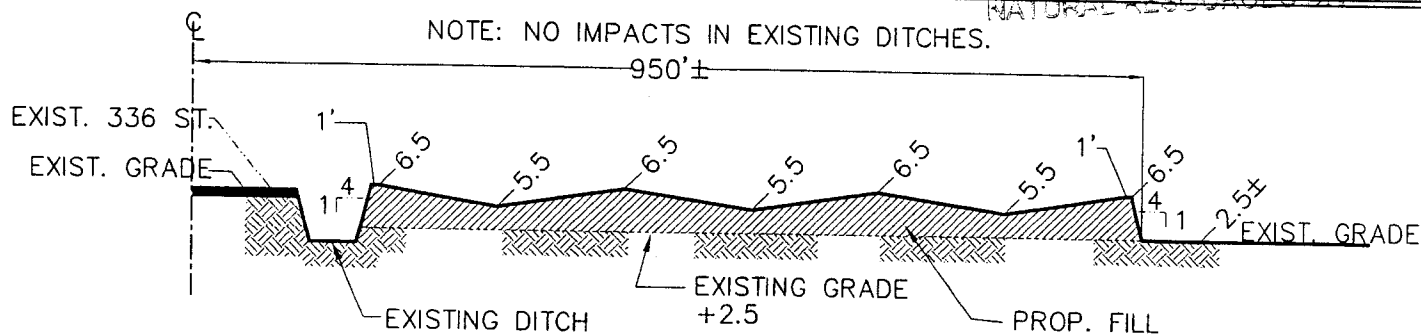
65 ALMERIA AVENUE CORAL GABLES 33134 (305)445-5553



REV. #	DATE & DESCRIPTION

**RECEIVED**  
APR 02 2004

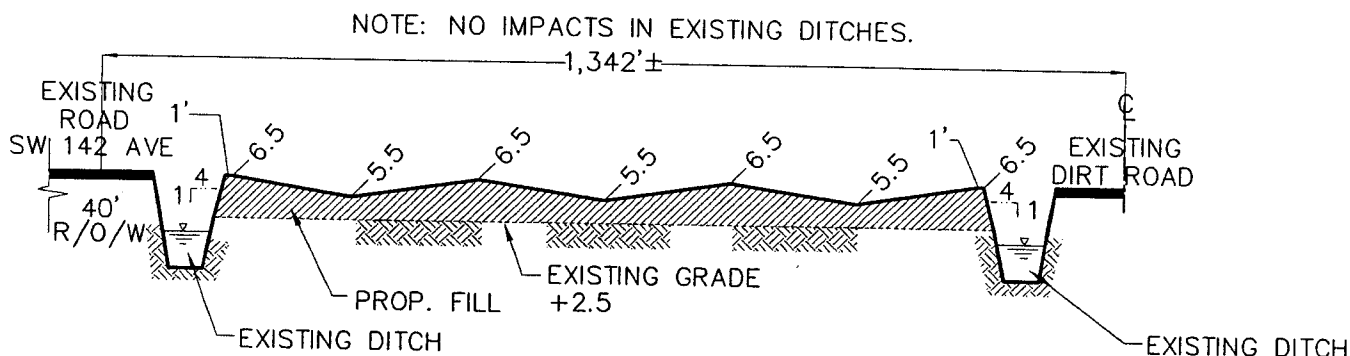
DERM  
9501-25-PS-60AC-NEW-2004-SEC-004  
NATURAL RESOURCES DIV.



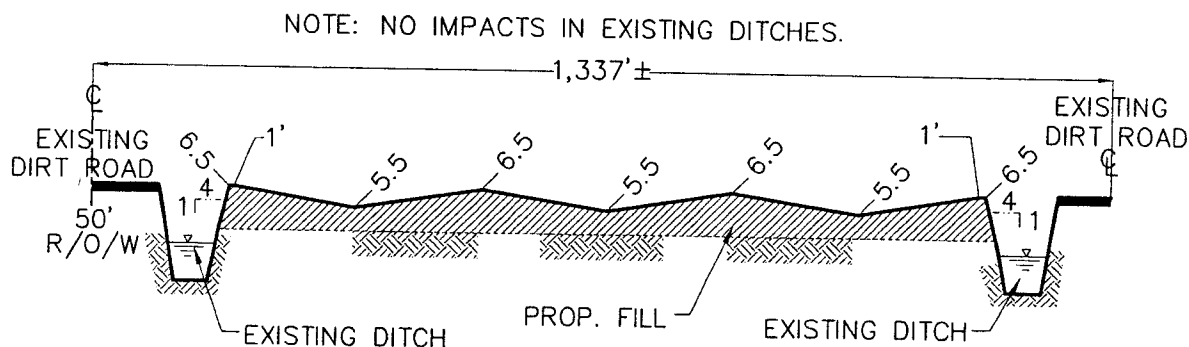
LEGEND

AREA TO BE FILLED APPROX. 60 ACRES

SECTION A-A  
N.T.S.



SECTION B-B  
N.T.S.



SECTION C-C  
N.T.S.

PURPOSE: SECTIONS  
DATUM: NGVD  
JOB #: 9501-25

**EAS ENGINEERING, INC.**

55 ALMERIA AVENUE CORAL GABLES 33134 (305)445-5553

COUNTY OF MIAMI-DADE STATE OF FLORIDA  
APPLICATION BY:  
HOMESTEAD-MIAMI SPEEDWAY, L.L.C.  
ONE SPEEDWAY BLVD.  
HOMESTEAD, FLORIDA 33035  
SHEET 4 DATE: 03/31/04

SECTION: 22,23  
TOWNSHIP: 57  
RANGE: 39

17

ATTACHMENT B

Letter from Property Owner

Engineer's Certification Letter

EAS ENGINEERING, INC.

55 ALMERIA AVE. • CORAL GABLES • FLORIDA 33134 • (305) 445-5553 • FAX: (305) 444-2112 • WWW.EAS-ENG.COM

May 25, 2004

Mr. Michael Spinelli  
Miami-Dade County DERM  
Wetland and Forest Resources Section  
33 SW Second Avenue, Suite 400  
Miami, Florida 33130-1540

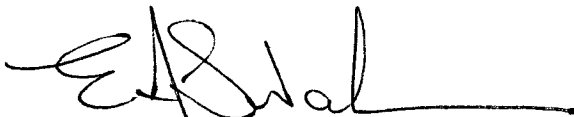
Re: Class IV Standard Form Permit Application Number FW 00-104, Placement of Fill in Sections 22 & 23, T 57 S, R 39 E for Additional 60 Acres of Overflow Parking Lot

Dear Mr. Spinelli:

By the attached Class IV Standard Form permit application with supporting documents, I, Edward A. Swakon, am the applicant's authorized agent and hereby request permission to perform the following: to place clean fill in jurisdictional wetlands in Sections 22 and 23, Township 57 South, Range 39 East. I understand that a Miami-Dade County Class IV Standard Form Permit is required to perform this work.

If approval is granted for the proposed work by the Board of County Commissioners, complete and detailed plans and calculations of the proposed work shall be prepared by an engineer registered in the State of Florida and in accordance with the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida, and the Miami-Dade County Public Works Manual. Said plans and calculations shall be subject to the review and approval of the Department of Environmental Resources Management. The permit applicant will secure the services of an engineer registered in the State of Florida to conduct inspections throughout the construction period, and said engineer shall prepare all required drawings of record.

Respectfully submitted,



Edward A. Swakon, P.E.  
President

EAS ENGINEERING, INC.

55 ALMERIA AVE. • CORAL GABLES • FLORIDA 33134 • (305) 445-5553 • FAX: (305) 444-2112 • WWW.EAS-ENG.COM

May 25, 2004

Mr. Mike Spinelli  
Miami-Dade County DERM  
Wetland and Forrest Resources Section  
33 SW Second Avenue, Suite 400  
Miami, Florida 33130-1540

Re: Class IV Standard Form Permit Application Number FW 00-104, Placement of Fill in  
Sections 22 & 23, T 57 S, R 39 E for Additional 60 Acres of Overflow Parking Lot

Dear Mr. Spinelli:

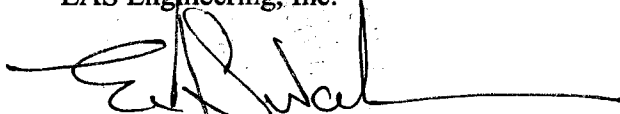
This letter will certify that I am an engineer registered in the State of Florida, qualified by education and experience in the area of construction, and that to the best of my knowledge and belief, the proposed work does not violate any laws of the State of Florida or any provision of the Code of Miami-Dade County which may be applicable, that diligence and recognized standard practices of the engineering profession have been exercised in the engineer's design process for the proposed work, and in my opinion based upon my knowledge and belief, the following will not occur:

1. Harmful obstruction or undesirable alteration of the natural flow of the water within the area of the proposed work.
2. Harmful or increased erosion, shoaling of channels or stagnant areas of water.
3. Material injury to adjacent property.

Further, I have been retained by the applicant to provide inspections throughout the construction period and shall prepare a set of reproducible record prints of drawings showing changes made during the construction process based upon the marked up prints, drawings, and other data furnished by the contractor to me.

Sincerely,

EAS Engineering, Inc.



Edward A. Swakon, P.E.  
President  
P.E. License No. 31184

ATTACHMENT C

Planning and Zoning Approval Memorandum

And

Adjacent Property Owners List

MANUEL REYES OJEDA Y PAULLADA  
ARBOLEDAS #24  
JARDINES DEL PEDREGAL  
MEXICO D F C P 04500 MEXICO

JOHN L ALGER TR  
% ALGER FARMS  
P O BOX 1253 HOMESTEAD FL  
33090-1253

JAENSCH INC  
25210 SW 147 AVE  
HOMESTEAD FL  
33032-5325

9501.23

**CITY OF HOMESTEAD, FLORIDA**

790 N. HOMESTEAD BOULEVARD • HOMESTEAD, FLORIDA 33030

TELEPHONE: (305) 224-4400 • FAX: (305) 224-4439 • E-Mail: <http://ci.homestead.fl.us>

ROSCOE WARREN, *Mayor*  
LYNDA BELL, *Vice-Mayor*  
CURTIS K. IVY, JR., *City Manager*

**COUNCIL MEMBERS:**  
AMANDA S. GARNER  
NORMAN L. HODGE JR.

STEVEN D. LOSNER  
JEFFREY D. PORTER  
JUDY WALDMAN

May 13, 2004

Mr. Ed Swakon  
EAS Engineering, Inc.  
55 Almeria Avenue  
Coral Gables, FL 33134

**Re: Homestead-Miami Speedway, Filling of Additional 60 Acres North of Speedway for Overflow Parking Lot**

Dear Mr. Swakon:

The City of Homestead has reviewed your proposal to fill an additional 60 acres (two 30-acre parcels) of land north of the Homestead-Miami Speedway Folio Numbers 10-7923-001-0023 and the west ½ of 10-7922-001-0071.

The proposed usage of the property upon which the proposed work would occur does not violate any zoning law applicable to the area of the proposed work. The City has no objection to the proposed work.

Sincerely,

  
Curtis K. Ivy, Jr.  
City Manager

CKI:sls

**RECEIVED**  
MAY 17 2004

EAS ENGINEERING, INC.

## ATTACHMENT D

DERM Water Control's Cut & Fill Approval



MIAMI-DADE COUNTY, FLORIDA



ENVIRONMENTAL RESOURCES MANAGEMENT  
WATER CONTROL SECTION  
SUITE 200  
33 S.W. 2nd AVENUE  
MIAMI, FLORIDA 33130-1540  
(305) 372-6681

May 21, 2004

Mr. Edward A. Swakon, P.E.  
President  
EAS Engineering, Inc.  
55 Almeria Avenue  
Coral Gables, Florida 33134

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MAY 21 2004

DERM  
NATURAL RESOURCES DIV.

RE: HOMESTEAD-MIAMI SPEEDWAY, ADDITIONAL 60 ACRES PARKING LOT  
FW 00-104  
MIAMI-DADE COUNTY, S22&23/T57S/R39E

Dear Mr. Swakon:

This office has completed its review of the above referenced project pursuant to the requirements of fill encroachment criteria. The property is located outside of the special basins and therefore is not required to comply with the county's fill encroachment criteria. The required water management system must comply with the Environmental Resource Permit issued by the South Florida Water Management District.

If you have any questions, please call Camilo P. Ignacio at (305) 372-6681.

Sincerely,

A handwritten signature in black ink, appearing to read "Jm. Tl", written over the typed name and title.

J.M. (Manny) Tobon, P.E.  
Chief, Water Control Section

MT/CI: ci  
Cc: Janet Gil, DERM WFRS

## ATTACHMENT E

### Project Report

PROJECT REPORT

CLASS IV PERMIT APPLICATION NO. FW 00-104

**Homestead-Miami Speedway, LLC**

**“60-Acre Overflow Parking Lot”**

May 24, 2004

Staff's recommendation of approval for the above-referenced permit application is based on the applicable evaluation factors set forth in Section 24-58.3, Code of Miami-Dade County. The following is a summary evaluation of the proposed filling of sixty (60) acres of wetlands by Homestead-Miami Speedway, LLC with respect to each applicable evaluation factor:

1. Hydrology - The project is designed in accordance with DERM criteria and design standards. The property is located outside of the special basins and therefore is not required to comply with the County's fill encroachment criteria. The required water management system must comply with the Environmental Resource Permit issued by the South Florida Water Management District.
2. Water Quality – The project will be designed in accordance with DERM water quality standards.
3. Wellfields/Water Supply – This project is not within any wellfield protection boundaries.
4. Aesthetics - The project is designed to be compatible with the surrounding area. Specifically, this project is consistent with the current racetrack uses to the south of the project.
5. Public Health - The project will not adversely affect the public health.
6. Historic/Archaeological Values - No known archaeological site is located within the boundaries of this application.
7. Air Quality - This evaluation factor does not apply to this project.
8. Wildlife Habitats - The project will not affect known wildlife habitats.
9. Soils - Hydric soils exist at this site, however, they have undergone substrate disturbance through years of agricultural activity.
10. Flora - This project will not disturb natural wetland areas. The subject properties have been kept in seasonal agricultural use.
11. Fauna - This project will not disturb known native wildlife habitat.
12. Rare, Threatened and/or Endangered Species - This evaluation factor does not apply to this project.
13. Natural Flood Damage Protection - The water management features of the project have been reviewed by DERM's Water Control Section and are in compliance with DERM's cut and fill criteria for development in this area. (See Attachment D)
14. Wetland Values - Based upon the long-term use and loss of biological value of the properties, mitigation is not required for this project.

15. Zoning - The City of Homestead has determined that filling is consistent with the zoning classification of the property, and has no objection to the proposed project. (See Attachment C)
16. Recreation – The proposed project is for an overflow parking lot to serve the Homestead-Miami Speedway, a commercial recreational facility.
17. Other Environmental Values Affecting the Public Interest - This evaluation factor does not apply to this project.
18. Standard Construction Procedures, Practices and Performance Standards - The proposed project shall comply with all construction practices and standards of the Miami-Dade County Public Works Manual.
19. Comprehensive Environmental Impact Statement (CEIS) - A CEIS was not required for this project because, in the opinion of the Director, the proposed work or activity will not result in significant adverse environmental impacts.
20. Conformance with All Applicable Federal and State Laws and Regulations – In order to be permitted, the project must be consistent with the following applicable State and Federal laws and accompanying regulations such as:
  - a) Federal Clean Water Act (US Army Corps of Engineers and US Environmental Protection Agency)
  - b) Federal Endangered Species Act (US Fish & Wildlife Service)
  - c) Chapter 373, Florida Statutes (Florida Department of Environmental Protection)
  - d) Chapter 380, Florida Statutes (Florida Department of Community Affairs)
  - e) South Florida Water Management District - Management and Storage of Surface Water (MSSW) rule
21. Conformance with the Miami-Dade County Comprehensive Development Master Plan (CDMP) – In the opinion of DERM, the proposed land use is consistent with the CDMP. Specifically, the project complies with the following CDMP Elements and Policies:

LAND USE ELEMENT I:

Objective 1 - The project is generally consistent with the goals, objectives and policies contained in the Conservation Element.

CONSERVATION ELEMENT VI:

Objective 1 - This project will not impact the County's ability to meet all air quality standards.

Objective 2 - This project adheres to all relevant stormwater management criteria.

Objective 3 - This project is not within any wellfield protection boundaries.

Objective 4 - This project will not significantly affect the water storage, aquifer recharge potential, and maintenance of natural surface water drainage.

Objective 5 - This project adheres to relevant flood protection criteria.

Objective 6 - This project must use suitable fill material in order to meet the requirements of Chapter 24 of the Code of Miami-Dade County.

Objective 7 - The proposed impacts to wetlands are in an area that has been disturbed and degraded by agricultural activities. The project will not require mitigation because the natural resources and systems of the subject properties have undergone severe alteration and loss of biological value due to the continuous agricultural activities that have occurred on site.

Objective 8 - There are no upland forests within the project boundary.

Objective 9 - There are no known listed species on this project site.

22. Conformance with Chapter 33B, Code of Miami-Dade County (East Everglades Zoning Overlay Ordinance) - This evaluation factor does not apply to this project.
23. Conformance with Miami-Dade County Ordinance 81-19 (Biscayne Bay Management Plan) - This evaluation factor does not apply to this project.
24. Municipality Recommendation - The City of Homestead has provided a letter stating that they have no objection to the proposed project, and that the proposed use would not violate any applicable zoning law.
25. Coastal Wetland Management Line - This evaluation factor does not apply to this project.
26. Wetland Fill Limits - This project will impact 60 acres of jurisdictional wetlands in existing agricultural fields.

The proposed project was also evaluated for compliance with the minimum required standards contained in Section 24-58.3 (B), (C), and (D) of the Code of Miami-Dade County. The following is a summary of the project's compliance with said standards:

24-58.3 (B) Dredging and/or Filling for Class I Permit - This standard does not apply to this project.

24-58.3 (C) Docks and Piers for Mooring Purposes - This standard does not apply to this project.

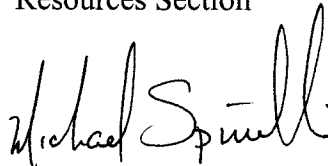
24-58.3 (D) Clean Fill in Freshwater Wetlands - The proposed project involves the placement of clean fill material only.

#### SUMMARY

BASED ON THE FOREGOING, IT IS RECOMMENDED THAT A CLASS IV PERMIT BE APPROVED.



Matthew Davis  
Chief, Wetlands and Forest  
Resources Section



Michael Spinelli  
ERPS, Wetlands and Forest  
Resources Section